

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT  
DISTRICT**

**BOARD OF SUPERVISORS**

**February 12, 2025**

**REGULAR MEETING  
AGENDA**

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **AGENDA**

# **LETTER**

**Lakes of Sarasota Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

February 5, 2025

Board of Supervisors  
Lakes of Sarasota Community Development District

Dear Board Members:

The Board of Supervisors of the Lakes of Sarasota Community Development District will hold a Regular Meeting on February 12, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments: Agenda Items *(limited to 3 minutes per individual)*
3. Acceptance of Unaudited Financial Statements as of December 31, 2024
4. Approval of January 8, 2025 Regular Meeting Minutes
5. Staff Reports
  - A. District Counsel: *Vogler Ashton, PLLC*
  - B. District Engineer: *AM Engineering, Inc.*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*
    - NEXT MEETING DATE: March 12, 2025 at 11:00 AM

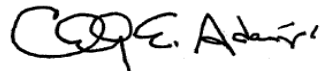
○ QUORUM CHECK

SEAT 1	JOHN LEINAWEAVER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 2	SANDY FOSTER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 3	DALE WEIDEMILLER	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 4	PETE WILLIAMS	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO
SEAT 5	JOHN BLAKLEY	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> PHONE	<input type="checkbox"/> NO

6. Board Members' Comments/Requests
7. Public Comments: Non-Agenda Items *(limited to 3 minutes per individual)*
8. Adjournment

Should you have any questions or concerns, please do not hesitate to contact me directly at (239) 464-7114.

Sincerely,



Chesley (Chuck) E. Adams, Jr.  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**PARTICIPANT PASSCODE: 229 774 8903**

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **UNAUDITED FINANCIAL STATEMENTS**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
DECEMBER 31, 2024**

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2024**

	Major Funds							Total Governmental Funds
	General	Debt Service Series 2021 A-1 & A-2	Debt Service Series 2021 B-1 & B-2	Debt Service Series 2024A & 2024B	Capital Projects Series 2021 A-1 & A-2	Capital Projects Series 2021 B-1 & B-2	Capital Projects Series 2024	
<b>ASSETS</b>								
Cash - Valley checking	\$ 505,871	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 505,871
Investments								
Revenue	-	131,788	188,095	-	-	-	-	319,883
Reserve A-1	-	130,250	-	256,220	-	-	-	386,470
Reserve A-2	-	66,263	-	-	-	-	-	66,263
Reserve B-1	-	-	262,397	309,360	-	-	-	571,757
Reserve B-2	-	-	269,775	-	-	-	-	269,775
Prepayment A-2	-	136,558	535,395	-	-	-	-	671,953
Capitalized interest A	-	-	-	406,697	-	-	-	406,697
Capitalized interest B	-	-	-	620,023	-	-	-	620,023
Cost of issuance	-	-	-	55,709	-	-	-	55,709
Construction	-	-	-	-	14	3	2,472,465	2,472,482
Construction-utility improvement	-	-	-	-	-	3,942	-	3,942
Due from Developer	11,496	-	-	-	-	145,560	-	157,056
Due from Grand Park Holding	1,632	12,817	516	-	-	-	-	14,965
Deposits	1,351	-	-	-	-	-	-	1,351
Due from other funds								
General	-	133,785	34,511	-	-	-	-	168,296
Capital projects 2021B-1 & B-2	2,236	-	-	-	-	-	-	2,236
<b>Total assets</b>	<b>\$ 522,586</b>	<b>\$ 611,461</b>	<b>\$ 1,290,689</b>	<b>\$ 1,648,009</b>	<b>\$ 14</b>	<b>\$ 149,505</b>	<b>\$ 2,472,465</b>	<b>\$ 6,694,729</b>
<b>LIABILITIES</b>								
<b>Liabilities:</b>								
Accounts payable	\$ 16,082	\$ -	\$ -	\$ -	\$ -	\$ 145,662	\$ -	\$ 161,744
Accrued contracts payable	-	-	-	-	-	-	5,400	5,400
Retainage payable	-	-	-	-	29,319	10,070	631,830	671,219
Due to other funds								
General	-	-	-	-	-	2,236	-	2,236
Debt service 2021A-1 & A-2	133,785	-	-	-	-	-	-	133,785
Debt service 2021B-1 & B-2	34,511	-	-	-	-	-	-	34,511
<b>Total liabilities</b>	<b>184,378</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>29,319</b>	<b>157,968</b>	<b>637,230</b>	<b>1,008,895</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>								
Deferred receipts	1,632	12,817	516	-	-	145,560	-	160,525
Total deferred inflows of resource:	1,632	12,817	516	-	-	145,560	-	160,525
<b>FUND BALANCES</b>								
Restricted								
Debt service	-	598,644	1,290,173	1,648,009	-	-	-	3,536,826
Capital projects	-	-	-	-	(29,305)	(154,023)	1,835,235	1,651,907
Unassigned	336,576	-	-	-	-	-	-	336,576
<b>Total fund balances</b>	<b>336,576</b>	<b>598,644</b>	<b>1,290,173</b>	<b>1,648,009</b>	<b>(29,305)</b>	<b>(154,023)</b>	<b>1,835,235</b>	<b>5,525,309</b>
Total liabilities, deferred inflows of resources and fund balances	\$ 522,586	\$ 611,461	\$ 1,290,689	\$ 1,648,009	\$ 14	\$ 149,505	\$ 2,472,465	\$ 6,694,729

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GENERAL FUND  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 127,324	\$ 163,575	\$ 406,548	40%
Assessment levy: off-roll	170,960	170,960	151,880	113%
Total revenues	<u>298,284</u>	<u>334,535</u>	<u>558,428</u>	60%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Supervisors	1,000	1,800	12,800	14%
Management/accounting/recording	4,000	12,000	48,000	25%
Legal	570	570	15,000	4%
Engineering	468	468	15,000	3%
Audit	-	-	9,000	0%
Arbitrage rebate calculation	-	-	500	0%
Assessment roll preparation	458	1,375	5,500	25%
Dissemination agent	250	750	2,000	38%
Trustee	-	-	12,000	0%
Telephone	17	50	200	25%
Postage	99	226	500	45%
Legal advertising	-	699	1,500	47%
Annual special district fee	-	175	175	100%
Insurance	-	6,017	6,365	95%
Office supplies	-	-	500	0%
Miscellaneous/bank charges	-	-	500	0%
Website hosting & maintenance	-	-	705	0%
Website ADA compliance	-	-	210	0%
Property appraiser & tax collector	1,910	2,454	3,100	79%
Total professional & administrative	<u>8,772</u>	<u>26,584</u>	<u>133,555</u>	20%
<b>Filed operations</b>				
Field ops management & accounting	833	2,500	10,000	25%
Electric	1,780	4,609	30,000	15%
Reclaimed water	1,202	1,277	40,000	3%
Well pump maintenance	-	-	10,000	0%
Wetland maintenance	1,700	21,075	175,000	12%
Wetland contract	-	4,050	7,500	54%
Fountain maintenance	1,148	1,425	20,000	7%
Pond contract	8,900	13,350	45,000	30%
Irrigation contract	4,338	12,486	60,000	21%
Irrigation pump maintenance	1,436	1,436	15,000	10%
Drainage maintenance	-	-	5,000	0%
Irrigation repairs	9,917	11,549	-	N/A
Centralus system	-	26,000	-	N/A
Curb replacement	-	-	2,000	0%
Total field operations	<u>31,254</u>	<u>99,757</u>	<u>419,500</u>	24%
Total expenditures	<u>40,026</u>	<u>126,341</u>	<u>553,055</u>	23%
Excess/(deficiency) of revenues over/(under) expenditures	258,258	208,194	5,373	
Fund balances - beginning	78,318	128,382	116,542	
Fund balances - ending	<u>\$336,576</u>	<u>\$336,576</u>	<u>\$121,915</u>	



**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2021 A-1 & A-2  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 135,822	\$ 174,492	\$ 268,904	65%
Assessment levy: off-roll	20,404	20,404	67,038	30%
Assessment prepayments	78,136	134,087	-	N/A
Interest	1,903	10,073	-	N/A
Total revenues	<u>236,265</u>	<u>339,056</u>	<u>335,942</u>	101%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 2021A-1	-	-	95,000	0%
Principal prepayments - 2021A-2	-	560,000	-	N/A
Interest - 2021A-1	-	82,955	165,910	50%
Interest - 2021A-2	-	30,516	67,038	46%
Total debt service	<u>-</u>	<u>673,471</u>	<u>327,948</u>	205%
<b>Other fees and charges</b>				
Tax collector	2,035	2,615	5,602	47%
Total other fees and charges	<u>2,035</u>	<u>2,615</u>	<u>5,602</u>	47%
Total expenditures	<u>2,035</u>	<u>676,086</u>	<u>333,550</u>	203%
Excess/(deficiency) of revenues over/(under) expenditures	234,230	(337,030)	2,392	
Fund balances - beginning	<u>364,414</u>	<u>935,674</u>	<u>1,072,297</u>	
Fund balances - ending	<u>\$ 598,644</u>	<u>\$ 598,644</u>	<u>\$1,074,689</u>	

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2021 B-1 & B-2  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date	Budget	% of Budget
<b>REVENUES</b>				
Assessment levy: on-roll	\$ 35,036	\$ 45,012	\$ 272,860	16%
Assessment levy: off-roll	103,903	103,903	269,775	39%
Assessment prepayments	121,497	486,296	-	N/A
Interest	4,791	20,229	-	N/A
Total revenues	<u>265,227</u>	<u>655,440</u>	<u>542,635</u>	121%
<b>EXPENDITURES</b>				
<b>Debt service</b>				
Principal - 2021B-1	-	-	90,000	0%
Principal prepayments - 2021B-2	-	615,000	-	N/A
Interest - 2021B-1	-	86,089	172,179	50%
Interest - 2021B-2	-	122,822	269,775	46%
Total debt service	<u>-</u>	<u>823,911</u>	<u>531,954</u>	155%
<b>Other fees and charges</b>				
Tax collector	526	675	5,685	12%
Total other fees and charges	<u>526</u>	<u>675</u>	<u>5,685</u>	12%
Total expenditures	<u>526</u>	<u>824,586</u>	<u>537,639</u>	153%
Excess/(deficiency) of revenues over/(under) expenditures	264,701	(169,146)	4,996	
Fund balances - beginning	1,025,472	1,459,319	821,597	
Fund balances - ending	<u>\$1,290,173</u>	<u>\$1,290,173</u>	<u>\$826,593</u>	

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
DEBT SERVICE FUND - SERIES 2024A & 2024B  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 6,151	\$ 21,116
Total revenues	6,151	21,116
<b>EXPENDITURES</b>		
<b>Debt service</b>		
Interest - 2021B-2	-	127,094
Interest - 2024A	-	83,366
Cost of issuance	5,924	5,924
Total debt service	5,924	216,384
Excess/(deficiency) of revenues over/(under) expenditures	227	(195,268)
Fund balances - beginning	1,647,782	1,843,277
Fund balances - ending	\$ 1,648,009	\$ 1,648,009

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2021 A-1 & A-2  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	<u>Current Month</u>	<u>Year to Date</u>
<b>REVENUES</b>	<u>\$ -</u>	<u>\$ -</u>
Total revenues	<u>-</u>	<u>-</u>
 <b>EXPENDITURES</b>		
Total expenditures	<u>-</u>	<u>-</u>
 Excess/(deficiency) of revenues over/(under) expenditures	 - -	 - -
 Fund balances - beginning	 <u>(29,305)</u>	 <u>(29,305)</u>
Fund balances - ending	<u><u>\$(29,305)</u></u>	<u><u>\$(29,305)</u></u>

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2021 B-1 & B-2  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 15	\$ 47
Total revenues	15	47
<b>EXPENDITURES</b>		
Total expenditures	-	-
Excess/(deficiency) of revenues over/(under) expenditures	15	47
Fund balances - beginning	(154,038)	(154,070)
Fund balances - ending	\$(154,023)	\$(154,023)

**LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND - SERIES 2024  
FOR THE PERIOD ENDED DECEMBER 31, 2024**

	Current Month	Year to Date
<b>REVENUES</b>		
Interest	\$ 9,562	\$ 79,901
Total revenues	9,562	79,901
<b>EXPENDITURES</b>		
Capital outlay	-	159,986
Total expenditures	-	159,986
Excess/(deficiency) of revenues over/(under) expenditures	9,562	(80,085)
Fund balances - beginning	1,825,673	1,915,320
Fund balances - ending	\$1,835,235	\$1,835,235

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **MINUTES**

**DRAFT**

**MINUTES OF MEETING  
LAKES OF SARASOTA  
COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Lakes of Sarasota Community Development District held a Regular Meeting on January 8, 2025 at 11:00 a.m., at 5800 Lakewood Ranch Blvd., Sarasota, Florida 34240.

**Present were:**

Pete Williams	Chair
Sandy Foster	Vice Chair
John Blakley	Assistant Secretary
Dale Weidemiller	Assistant Secretary
John Leinaweaver	Assistant Secretary

**Also present:**

Chuck Adams	District Manager
Shawn Leins (via telephone)	District Engineer
John McKay	Neal Communities

**\*\*\*DUE TO TECHNICAL DIFFICULTIES, AUDIO WAS NOT AVAILABLE -**

**MINUTES TRANSCRIBED FROM THE MEETING NOTES\*\*\***

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Adams called the meeting to order at 11:17 a.m. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Public Comments: Agenda Items (limited to 3 minutes per individual)**

No members of the public spoke.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to Newly Elected Supervisors [John Leinaweaver - Seat 1] (the following to be provided in a separate package)**

Mr. Adams, a Notary of the State of Florida and duly authorized, administered the Oath of Office to Mr. John Leinaweaver. Mr. Leinaweaver is familiar with the following:

**A. Required Ethics Training and Disclosure Filing**

- **Sample Form 1 2023/Instructions**



- 42 **B. Membership, Obligations and Responsibilities**
- 43 **C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
- 44 **D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local**
- 45 **Public Officers**

46

47 **FOURTH ORDER OF BUSINESS** **Ratification of Resolution 2025-03, Electing**  
 48 **and Removing Officers of the District, and**  
 49 **Providing for an Effective Date**  
 50

51 Mr. Adams presented Resolution 2025-03. The slate was as follows:

52	Pete Williams	Chair
53	Sandy Foster	Vice Chair
54	John Leinaweaver	Assistant Secretary
55	Dale Weidemiller	Assistant Secretary
56	John Blakley	Assistant Secretary
57	Chesley "Chuck" Adams	Secretary
58	Craig Wrathell	Assistant Secretary
59	Craig Wrathell	Treasurer
60	Jeff Pinder	Assistant Treasurer

61

62 **On MOTION by Mr. Weidemiller and seconded by Mr. Williams, with all in**  
 63 **favor, Resolution 2025-03, Electing and Removing Officers of the District, and**  
 64 **Providing for an Effective Date, was ratified.**

65

66

67 **FIFTH ORDER OF BUSINESS** **Consideration of Hoover Pumping Systems**  
 68 **Maintenance Agreement**  
 69

70 **On MOTION by Mr. Weidemiller and seconded by Mr. Blakley, with all in favor,**  
 71 **the Hoover Pumping Systems Maintenance Agreement, was approved.**

72

73

74 **SIXTH ORDER OF BUSINESS** **Acceptance of the Unaudited Financial**  
 75 **Statements as of November 30, 2024**  
 76

77 **On MOTION by Mr. Weidemiller and seconded by Mr. Blakely, with all in favor,**  
 78 **the Unaudited Financial Statements as of November 30, 2024, were accepted.**

79

80

81 SEVENTH ORDER OF BUSINESS Approval of Minutes

- 82
- 83 A. December 11, 2024 Landowners' Meeting
- 84 B. December 11, 2024 Regular Meeting

85 On MOTION by Mr. Williams and seconded by Mr. Blakley, with all in favor, the  
 86 December 11, 2024 Landowners' Meeting Minutes, as presented, were  
 87 approved.

88

89 On MOTION by Mr. Weidemiller and seconded by Ms. Foster, with all in favor,  
 90 the December 11, 2024 Regular Meeting Minutes, as presented, were  
 91 approved.

92

93

94 EIGHTH ORDER OF BUSINESS Staff Reports

- 95
- 96 A. District Counsel: Vogler Ashton, PLLC
- 97 B. District Engineer: AM Engineering, LLC
- 98 There were no District Counsel or District Engineer reports.
- 99 C. District Manager: Wrathell, Hunt and Associates, LLC

- 100 • NEXT MEETING DATE: February 12, 2025 at 11:00 AM
- 101 ○ QUORUM CHECK

102

103 NINTH ORDER OF BUSINESS Board Members' Comments/Requests

104

105 There were no Board Members' comments or requests.

106

107 TENTH ORDER OF BUSINESS Public Comments: Non-Agenda Items  
 108 (limited to 3 minutes per individual)

109

110 No members of the public spoke.

111

112 ELEVENTH ORDER OF BUSINESS Adjournment

113

114 On MOTION by Ms. Foster and seconded by Mr. Williams, with all in favor, the  
 115 meeting adjourned at 11:20 a.m.

116

117

118

119

120 [SIGNATURES APPEAR ON THE FOLLOWING PAGE]

121  
122  
123  
124  
125

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **LAKES OF SARASOTA**

**COMMUNITY DEVELOPMENT DISTRICT**

# **STAFF REPORTS**

**LAKES OF SARASOTA COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE**

**LOCATION**

*5800 Lakewood Ranch Blvd, Sarasota, Florida 34240*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 9, 2024 CANCELED INCLEMENT WEATHER</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>November 13, 2024 CANCELED</b>	<b>Landowners' Meeting</b>	<b>10:45 AM</b>
<b>November 13, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>December 11, 2024</b>	<b>Landowners' Meeting</b>	<b>10:45 AM</b>
<b>December 11, 2024</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>January 8, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>February 12, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>March 12, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>April 9, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>May 14, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>June 11, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>July 9, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>August 13, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>
<b>September 10, 2025</b>	<b>Regular Meeting</b>	<b>11:00 AM</b>